

**77 Grotto Road
Harvie Heights, Alberta**

MLS # A2245106



\$1,590,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Cottage/Cabin | | |
| Size: | 1,060 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Additional Parking, Double Garage Detached, Heated Garage, Oversized, RV | | |
| Lot Size: | 0.36 Acre | | |
| Lot Feat: | Corner Lot, Front Yard, Many Trees, Views | | |

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|--------------------|---|-------------------|-------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Cork, Linoleum, Wood | Sewer: | Septic Tank |
| Roof: | Cedar Shake, Rolled/Hot Mop | Condo Fee: | - |
| Basement: | Crawl Space, Partial, Unfinished | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Block | Utilities: | - |
| Features: | Beamed Ceilings, Built-in Features, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s) | | |

Inclusions: N/A

Welcome to a truly unique opportunity to own a stunning piece of the Rockies in the sought-after community of Harvie Heights. Nestled between Canmore and Banff, this rare, oversized corner lot offers the perfect blend of tranquility and accessibility - your gateway to adventure and breathtaking views. Wake up each morning to panoramic mountain vistas, breathe in the crisp alpine air, and enjoy the peace of a quiet, low-density community with no tourist crowds - just pure Rocky Mountain serenity. With direct access to hiking and biking trails, world-class skiing, a 5 minute drive to Banff National Park Gates, and all amenities needed just minutes away in Canmore, this location is truly an outdoor enthusiast's dream. Plus, you will have access to the Community Hall, outdoor skating rink, tennis court, and playground. This is your chance to build the mountain retreat you've always envisioned - a modern escape, a cozy cabin, or a full-time residence to soak in the best of the Bow Valley. Opportunities like this don't come up often! Harvie Heights is one of the few communities in the area left where zoning only allows single-family homes to be built. Your mountain escape awaits in one of Alberta's best kept secrets!